

AGENDA ITEM #8c

August 25, 2005

Pending Projects Update

This update is intended to be informational only, and does not represent analysis of the consistency of the proposed projects with the Commission adopted Land Use and Resource Management Plan for the Primary Zone of the Delta. Project updates are listed by County.

Note: Information is provided only on those pending projects for which there have been changes in project status or comment letters submitted. A memo containing the text and status of all pending projects being monitored by Commission staff is available upon request, as well as on the Commission's website, www.delta.ca.gov.

COUNTY: Contra Costa

Project Name	Applicant	Zone	Location	Project Description	Project Acres	Loss of Ag. Land	Mitigation/Type	Status
East Contra Costa Co. Habitat Conservation Plan C-03-7	HCP Plan Assoc.	1 & 2	East Contra Costa	Start up of Phase II of HCP; scoping process and preparation of environmental documents	Unk	Unk		<u>DEIR/DEIS Draft Conservation Plan</u> <u>7/8/05</u>
Pantages at Discovery Bay C-04-6 <u>*Comment Letter</u> <u>7/28/05</u>	Pantages at Discovery Bay, LLC	2	Byron Tract, West of Discovery Bay	Rezoning from A-2 to P-1 (Agriculture to Single Family Developments)	162	Yes		Revised Prelim. Comm. 7/8/05
Add Dredge Disposal Site C-05-11 <u>*Comment Letter</u> <u>8/2/05</u>	Corp of Engineers / Port of Stockton / Ironhouse Sanitary District	1	Jersey Island	Allow Disposal of Material Dredged from Stockton Deepwater Ship Channel to be Placed on 375 Acres of Jersey Island	375	Unk.		RWQCB 8/4-5/05 Draft Mitigated Neg. Dec. 7/11/05

COUNTY: Sacramento

Project Name	Applicant	Zone	Location	Project Description	Project Acres	Loss of Ag. Land	Mitigation/Type	Status
<u>Erhardt Estate Winery</u> <u>SAC-05-13</u>	<u>Herzog Corporation</u>	<u>1</u>	<u>Northwest Corner of Herzog Road and Vouvray Lane in Courtland</u>	<u>Use Permit to Allow Renovation of Barn Into a Winery and Wine Tasting Room</u>	<u>21.34</u>	<u>No</u>		<u>Prelim. Comm.</u> <u>7/11/05</u> <u>DCMAC</u> <u>8/10/05</u>
<u>Ferreira Subdivision</u> <u>SAC-05-14</u>	<u>Michael Majors</u>	<u>1</u>	<u>12860 Hwy 160 – Walnut Grove</u>	<u>Subdivide 278.3 Acres into 4 Parcels; with 3 Lots Less Than the Required Minimum</u>	<u>278.3</u>			<u>Prelim. Comm.</u> <u>7/22/05</u>

COUNTY: San Joaquin

Project Name	Applicant	Zone	Location	Project Description	Project Acres	Loss of Ag Land	Mitigation/Type	Status
Tracy General Plan SJ-04-16 *Comment Letter 12/10/04 <u>7/20/05</u>	City of Tracy	2	Citywide	Update Sphere of Influence & General Plan		Yes.		<u>Draft Gen. Plan</u> <u>6/30/05</u>
River Islands Project SJ-05-3 * <u>Comment Letter</u> <u>7/29/05</u>	River Islands	2	Stewart Tract in City of Lathrop	Large-Scale, Mixed Use Project Residential Commercial, Open Space, and Recreation	4,905	Yes.	Unk.	Scoping Mtg 6/29/05

COUNTY: Multi-County

Project Name	Applicant	Zone	Location	Project Description	Project Acres	Loss of Ag Land	Mitigation/Type	Status
Long Term Drainage Plan – San Luis Unit M-01-11 * <u>Comment Letter</u> <u>7/28/05</u>	Bureau of Reclamation	*Out of Delta	San Luis Unit of Central Valley Project	Develop alternatives to provide long-term drainage service and achieve sustainable salt balance in Westlands Water District.	N/A	Unk.		DEIS 6/2/05
Statewide Standard for On-Site Wastewater Treatment System Regulations M-05-3 * <u>Comment Letter</u> <u>8/3/05</u>	SWRCB	1&2	Statewide	Develop Statewide Standards for On-Site Wastewater Treatment Systems	N/A			NOP 6/9/05

COUNTY: Multi-County

Project Name	Applicant	Zone	Location	Project Description	Project Acres	Loss of Ag Land	Mitigation/Type	Status
Port of Sacramento Master Plan M-05-4 *Comment Letter <u>7/28/05</u>	Port of Sacramento	1&2	West Sacramento Parallel to the Deepwater Ship Channel	Develop Land Use Plan for Port	N/A	No		Workshop 7/29/05
Ag. Water Quality Support Program M-05-6 *Comment Letter <u>8/5/05</u>	Yolo County RCD	1&2	Yolo & Solano Counties	Provide Technical and Financial Assistance to Yolo and Solano County Farmers Participating in Local Water Quality Coalition to Implement Ag. Runoff Water Quality Management Practices	Unk.	No	No	Neg. Dec. 7/8/05

LIST OF CORRESPONDENCE

Pending Projects Comment Letters (by County / DPC Project Number)

- C-04-6 (7/28/05): Project is in Secondary Zone. The development should incorporate an adequate buffer to protect land uses in the Primary Zone and should also incorporate appropriate recreation/access to Delta waterways.
- C-05-11 (8/2/05): Project is in Primary Zone (but not appealable). Disposal site should remain in ag use during periods of year when not being used for dredge material disposal. Also, if appropriate, dredge materials should be reused for levee maintenance.
- SJ-04-16 (7/20/05): Project is in Secondary Zone. The General Plan should include description of land uses and programs in the Delta Primary Zone north of the City. City should consider regional parks/open space as appropriate transitional/buffer areas to protect land uses in the Primary Zone. The General Plan should identify 100-year floodplain areas as well as the levees protecting those areas, their status, and the City's role in maintaining them.
- SJ-05-3 (7/29/05): Project is in Secondary Zone. The DEIS should describe ag in nearby Primary Zone areas, and potential discharges from the project and mitigation measures. The DEIS should incorporate appropriate recreation/access to Delta waterways. The DEIS should evaluate the need for adequate open areas along the levee toe to facilitate levee inspection and maintenance.
- M-01-11 (7/28/05): Project is located outside of Legal Delta. Bureau's initial preferred alternative (in-valley disposal/land retirement) consistent with Commission support of drainage management options that do not degrade the quality of water entering the Delta.
- M-05-3 (8/3/05): Project has Statewide scope. Any waste discharge requirements should account for background soil and water conditions in the Delta. Any new regulations should incorporate appropriate education/outreach programs, adequate time period for compliance, and technical and financial assistance for implementation.

- M-05-4 (7/28/05): Evaluation includes Port of Sacramento properties located within Primary and Secondary Zones. If the Port does not remain operational, it should ensure that the land use on its properties within the Primary Zone remains in conformance with the Commission's Plan, and that any land use change on property in the Secondary Zone would not impact Primary Zone resources.
- M-05-6 (8/5/05): Program would be implemented in Yolo and Solano Counties (including Primary and Secondary Zone areas), and is consistent with Commission's vision of improved ag drainage water quality through voluntary participation of landowners in implementing best management practices on their lands.

Miscellaneous Correspondence

- Request for information from Tracy Oto, community of Freeport, regarding Delta Primary and Secondary Zone areas, and what actions may be taken to protect Freeport from urban growth. Response from staff (8/10/05) included map of Delta zones, and language from Sacramento County's Community Area Plan, which describes growth allowances in Freeport and other Delta communities.